

## Objection to Application no 20/02060/F

We wish to OBJECT to this application on several grounds, some of which affect us and our fellow villagers very directly. For example, we are most concerned about access to the footpath mentioned below, and also what we believe would be the spoiling of the intrinsically beautiful nature of the countryside adjacent to our village, and the villages of Cropredy and Little Bourton.

Here then are the main reasons we believe that this proposal is both undesirable and unviable:

1. The proposed site crosses Footpath 138/8. This fact is conveniently omitted from the application supporting documents. Already there is confusion as to access over this land, and walkers have encountered loose dogs en route, causing undue concern to walkers who just want a quiet, safe walk in the beautiful countryside. OCC Rights of Way officers have already objected to this application on the grounds of there being "loose dogs".
2. We believe that Cherwell District Council have met the requirement for provision of traveller sites over a 5 year period. This new site is therefore not required under this provision.
3. This area has previously been described by Cherwell District Council in its local plan as being of "high landscape value". We believe that this new development would have a seriously detrimental effect on this landscape, and it is most important that this area is preserved to be enjoyed by all who encounter it in the future.

It is our contention that that this application would intrude into this rural landscape and despite the comments made in the supporting documents, it can be easily seen from overlooking houses in Great Bourton.

Permission for such a development is contrary to Policy ESD13 of the Cherwell Local Plan 2011-2031, Local landscape protection and Enhancement 1 and the government's National Planning Policy Framework (Feb 2019) PPS7 'iv):

'New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.'

It goes on to say that, 'Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside
- Cause undue harm to important landscape features and topography
- Be inconsistent with local character
- Impact on area judged to have a high level of tranquillity
- Harm the setting of settlements, building, structures or other landscape features
- Harm the historic value of the landscape'

We would argue that the proposed development contravenes *all* of the above provisos and will ruin the enjoyment of this area.

The proposed site lies well outside the village envelopes of both The Bourtons and the neighbouring parish of Cropredy, thus encroaching into beautiful open countryside.

*Note: Importantly, the adjacent parcel of land has previously been refused use for domestic residence and so the land in this proposal should be treated in the same way and be protected.*

4. There is a long history of flooding in the area which we have observed personally on many occasions, and which can be clearly seen in photographs contained within Mr Brian Cannons' objection submission. Therefore, unless the Environment Agency, (who should be contacted re. this potential development ASAP), is prepared to commit to significant new flood drainage works, the site is surely completely unsuitable for residential occupation.

It is however eminently suitable for wildfowl.